097.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,900 / 934,900
					USE VALUE:	934,900 / 934,900
					ASSESSED:	934,900 / 934,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITTAL ANSHUL
Owner 2:	AGARWAL PANKHURI
Owner 3:	
Street 1:	28 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GORMLEY DUNCAN J--ETAL -
Owner 2:	GORMLEY MARLENE K -
Street 1:	PO BOX 806
Twn/City:	CARLISLE
St/Prov:	MA Cntry:
Postal:	01741

NARRATIVE DESCRIPTION

This parcel contains 12,570 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 2954 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12570.000	376,100	800	558,000	934,900
Total Card	0.289	376,100	800	558,000	934,900
Total Parcel	0.289	376,100	800	558,000	934,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.52 | /Parcel: 316.5

Legal Description

User Acct 63497

GIS Ref

GIS Ref

Insp Date 09/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,100	800	12,570.	558,000	934,900	934,900	Year End Roll	12/18/2019
2019	101	FV	317,900	800	12,570.	558,000	876,700	876,700	Year End Roll	1/3/2019
2018	101	FV	360,700	800	12,570.	478,300	839,800	839,800	Year End Roll	12/20/2017
2017	101	FV	360,700	800	12,570.	446,400	807,900	807,900	Year End Roll	1/3/2017
2016	101	FV	360,700	800	12,570.	382,600	744,100	744,100	Year End	1/4/2016
2015	101	FV	336,700	900	12,570.	342,800	680,400	680,400	Year End Roll	12/11/2014
2014	101	FV	336,700	900	12,570.	317,200	654,800	654,800	Year End Roll	12/16/2013
2013	101	FV	336,700	900	12,570.	302,500	640,100	640,100		12/13/2012

!7925!

PRINT

Date	Time
12/10/20	22:31:26

LAST REV

Date	Time
10/24/19	08:58:57

apro

7925

USER DEFINED

Prior Id # 1:	63497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMLEY DUNCAN	70760-466		3/21/2018		810,000	No	No		
	19181-393		7/1/1988		310,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	744	Solar Pa	7,000	C				
7/6/1992	285	Manual	20,000					RENOVATIONS/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	BS	Barbara S
6/17/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12570		Sq. Ft.	Site		0	70.	0.63	4									557,971						558,000	

Total AC/HA: 0.28857 | Total SF/SM: 12570 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 557,971 | Spl Credit | Total: 558,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	35	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.00575125
Const Adj.:	1.01039886
Adj $ / SQ:	106.702
Other Features:	86536
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545139
Depreciation:	168993
Depreciated Total:	376146

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

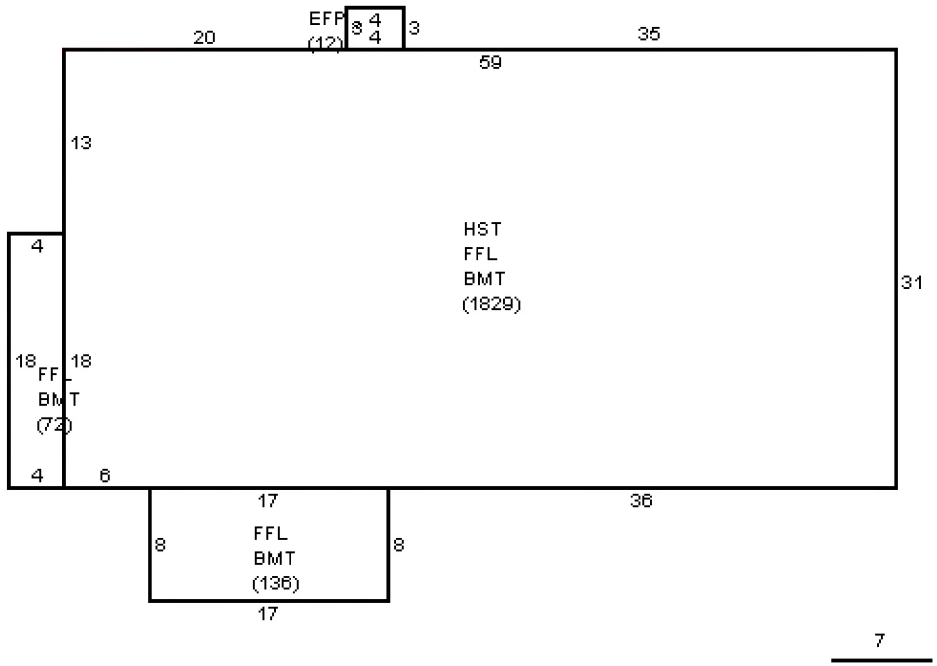
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,037	42.810	87,213
FFL	First Floor	2,037	106.700	217,352
HST	Half Story	915	64.020	58,547
EFP	Enclos Porch	12	73.350	880
Net Sketched Area:		5,001	Total:	363,992
Size Ad	2951.5	Gross Are	5915	FinArea 2954

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	45		
HST	100	UNF	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	129.11
Special Features:	0	Val/Su Net:	75.20
Final Total:	376100	Val/Su SzAd	127.43

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	24X14	A	AV	1982	3.37	T	29.6	101			800			800

More: N | Total Yard Items: 800 | Total Special Featues: | Total: 800